



Environmental Planning Commission

Agenda Number: 9
Project Number: 1002455
Case #: 06EPC 00458
September 21, 2006

Supplemental Staff Report

Agent	AFRA Construction, by Taffazul Hussain
Applicant	Douglas W. Simms
Requests	Site Dev. Plan for Subd Amendment; Site Dev. Plan for Bldg Permit
Legal Description	Lots 2-7, JJ Subdivision
Location	On the south side of SAN ANTONIO DR., NE, between SAN PEDRO DR., NE, and I-25
Size	Approximately 7.8 acres
Existing Zoning	SU-1/C-1
Proposed Zoning	No changes proposed

Staff Recommendation

APPROVAL of 06EPC 01076, Site Plan for Subd., based on the findings on page 3, and subject to the conditions of approval on page 4.

APPROVAL of 06EPC 00458, Site Plan for Building Permit, based on the findings on page 6, and subject to the conditions of approval on page 7.

Staff Planner

Carmen Marrone

Summary of Analysis

This is a 2-part request to amend a site dev. plan for subdivision and to approve a site development plan for building permit. This item was heard during the May 18, 2006 EPC hearing but has been deferred several times since that hearing to explore alternatives to the submitted site layout and design and to submit the appropriate amendments to the site plan for subdivision.

The amendments to the site plan for subdivision will further design and development consistency on lots 2-7 and will remove unnecessary cross-access easements that no longer make sense.

The site plan for building permit proposes two commercial buildings totaling 15,000 sf. The site plan generally complies with the design criteria established in the site plan for subdivision.

Affected neighborhood associations were notified regarding the requests. There is no known opposition to the requests.

Additional Transportation comments are found on page 10 of this supplementary report.



This supplemental staff report should be read in conjunction with the May 18 staff report.

Supplement to the May 18, 2006 Staff Report

This request was deferred at the August 17, 2006 EPC hearing because the applicant had not submitted the amended site plan for subdivision and Transportation Agencies had not been informed of the proposed amendments. Since the August 17 EPC hearing, the applicant has distributed the amended site plan for subdivision to Transportation Agencies for their comments which can be found at the end of this Supplementary Report.

The request for amended site plan for subdivision (SPS) was preceded by a request for site plan for building permit request (SPBP) for lot 5. The SPBP did not comply with the SPS design criteria, particularly the requirement to limit parking between the building and the street. In addition, the SPBP for lot 5 was proposing to vacate existing cross-access easements straddling adjacent lots that affect the overall SPS. In order for the SPBP to be approved, it requires an amendment to the SPS, particularly the design criteria governing parking and an overall adjustment of the cross-access easements for all of lots 2-7.

Site Development Plan for Subdivision

The amended site plan for subdivision will only affect the undeveloped Lots 2 through 7 and proposes the following:

- (a) the removal of several reciprocal access easements straddling the common lot lines of lots 2 through 7,
- (b) the provision of two new 40' wide cross access easements straddling lots 3 and 4 and lots 5 and 6 to be in line with the median cuts on San Antonio Drive,
- (c) the provision of a new 28' wide cross access easement straddling lots 4 and 5;
- (d) the inclusion of a deceleration lane along San Antonio Drive at the request of the City Traffic Engineering Division,
- (e) the modification of the design criterion limiting parking in front of a building to no more than 25% of a site's required parking;
- (f) establishment of wall height limitations; and
- (g) additional lighting requirements.

Staff is recommending additional design criteria to provide design consistency throughout lots 2-7. These are noted as Conditions 5 thru 8 for the site plan for subdivision.

In addition, staff did not recommend approval of complete elimination of design criterion 4 regarding placement of parking. Instead, staff recommends, and the applicant agrees, that criterion 4 should require parking to be distributed on at least two sides of a building. The applicant submitted a letter dated September 1, 2006 explaining the need to adjust the parking criteria. He claims that due to market restrictions and depth restrictions of the lots, the requirement for building prominence

along San Mateo hinders commercial development of the lots. Staff generally agrees with this assessment.

In addition to staff's recommended conditions of approval, the applicant will also need to address significant comments provided by Transportation Development.

Site Development Plan for Building Permit

The staff report from May 18, 2006 addresses the site plan for building permit. Conditions of approval are recommended to bring the site plan into compliance with applicable plans and regulations.

CONCLUSIONS

Modifications and additions to both findings and recommended conditions of approval have been made and are reflected in this supplement. Staff recommends conditional approval of the amended site plan for subdivision and the site development plan for building permit.

FINDINGS – 06EPC 01076, Site Development Plan for Subdivision, September 21, 2006

1. This is a request to amend a site development plan for subdivision for **Lots 2-7, JJ Subdivision**, located on the south side of San Antonio Drive NE between I-25 and San Pedro NE. The site development plan for subdivision was approved by the DRB on October of 2003.
2. This site is located on the old San Antonio Landfill. Development of this site is dependant on the applicant's cooperation with the Environmental Health Department's requirements regarding developing on a landfill site. Environmental Health has submitted a letter concerning this issue and the applicant is required to work with this department to submit mitigation measures if necessary.
3. The request involves several amendments to the approved site plan for subdivision including: **(a)** the removal of several reciprocal access easements straddling the common lot lines of lots 2 through 7; **(b)** the provision of two new 40' wide cross access easements straddling lots 3 and 4 and lots 5 and 6 to be in line with the median cuts on San Antonio Drive, **(c)** the provision of a new 28' wide cross access easement straddling lots 4 and 5; **(d)** the inclusion of a deceleration lane along San Antonio Drive at the request of the City Traffic Engineering Division, **(e)** the modification of the design criterion limiting parking in front of a building to no more than 25% of a site's required parking; **(f)** establishment of wall height limitations; and **(g)** additional lighting requirements.
4. The proposed amendments further the applicable goals and policies of the *Comprehensive Plan* by proposing quality development through the General Design Criteria. Future development will be accommodated on vacant land that is contiguous to existing urban facilities and will not be injurious to surrounding residential development (*Established Urban Policies d, e, l*).
5. Both the *Academy Acres North* and *Albuquerque Meadows* Neighborhood Associations were notified of this project. No comments were received from either association.
6. There is no known opposition to this request.

RECOMMENDATION - 06EPC 01076, September 21, 2006

APPROVAL of 06EPC 01076, an amendment to a site development plan for subdivision for Lots 2-7, JJ Subdivision, zoned SU-1/C-1, based on the preceding Findings and subject to the following Conditions of Approval

CONDITIONS OF APPROVAL - 06EPC 01076, September 21, 2006

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to an application for final DRB sign-off, the applicant shall meet with the staff planner to ensure that all conditions of approval are satisfactorily met.
3. Delete the word "Proposed" in the title "Proposed General Design Criteria"
4. The fourth design regulation shall be replaced with the following language: "Required parking shall be distributed on at least two sides of a building."
5. Provide additional design criteria requiring consistent building style, materials and colors throughout lots 2-7.
6. Provide additional design criteria requiring consistent parking lot screening along San Antonio.
7. Lighting regulations shall include language requiring design and height consistency. On-site light poles shall be limited in height to 18 feet.
8. Provide additional design criteria requiring compliance with the Rank II Facility Plan for Arroyos.
9. Development of this site is required to follow the most current version of the Interim Guidelines for Development within City Designated Landfill Buffer Zones. Approval of the Site Development Plan will be required by the Environmental Health Department.

**10. CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER
AUTHORITY and NMDOT:**

- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
 - c. Delete note on site plan that states, "future sidewalk by City of Albuquerque". Sidewalk is the developer's responsibility and will be constructed as required.
 - d. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
 - e. The developer will need to define and provide cross access from the proposed west site drive across lot four to lot five, as shown on the site plan. This is in addition, to the proposed north/south access easements that cross lots four and six linking San Antonio Drive with the existing 25' east/west cross access easement and cross lot drainage easement on the south side of the site.
 - f. Direct access to lot five from lot six via the existing east drive cut, as shown on the site plan, is not permitted. Delete 24' drive aisle on lot six, as shown on the site plan, and provide a five-foot keyway on lot five at property line (end of drive aisle). Access to lot five across lot six will be via the proposed north/south access easement that links San Antonio Drive with the existing 25' east/west cross access easement and cross lot drainage easement on the south side of the site.
 - g. Proposed site drive and existing drive cut to be 36' to 40' wide with 25' to 30' curb return radii.
 - h. North/south access easements across lot four and lot six to be paved/improved. Twenty-five foot east/west access easement, south side of property adjacent to site, to be paved/improved.
 - i. Construction of right turn deceleration lane at proposed west site drive required. Length to be determined per TIS and DPM.
 - j. Site plan shall comply and be designed per DPM Standards.
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FINDINGS – 06EPC 00458, Site Plan for Building Permit, September 21, 2006

1. This is a request for approval of a site development plan for building permit purposes on 1.3706-acre tract identified as **Lot 5, JJ Subdivision**, for the construction of a neighborhood commercial/retail center with a gross building area of +/-14,958 square feet. This development request was deferred at the May 18 and June 15, 2006 public hearings of the Environmental planning Commission at the request of the applicant.
2. The subject site is part of an overall 7-lot site plan for subdivision that received DRB approval in October of 2003. A site plan for building permit to accommodate the construction of a state office building on Lot 1 was approved in conjunction with the site development plan for subdivision (03EPC.00148) but its design was not intended to serve as the architectural anchor for the remainder of development within the overall subdivision. This current application constitutes the second development request within the overall subdivision.
3. This site is located on the old San Antonio Landfill. Development of this site is dependant on the applicant's cooperation with the Environmental Health Department's requirements regarding developing on a landfill site. Environmental Health has submitted a letter concerning this issue and the applicant is required to work with this department to submit mitigation measures if necessary.
4. The request furthers several Established Urban goals and policies of the *Comprehensive Plan*:
 - a. The site plan review process plays a crucial role in maintaining area values, ensuring a safe, visually amenable, and integral development and provides the opportunity for affected property owners to participate and offer input relative to the proposed development of the property (*Policies d, k, l and m*).
 - b. The project site is contiguous to existing municipal services, and the applicant will be responsible for any necessary public improvements and utility extensions (*Policies e, and p*).
 - c. The proposed development is located in an existing commercially zoned area and will provide a reasonable level of goods, services and employment that will not have an adverse effect on residential environments (*Policies i and j*).
5. The request furthers Comprehensive Plan Transportation/Transit *Policies II.D.4.g and II.D.4.h* because the applicant will be responsible for the development of any necessary bicycle lanes and connections to existing multi-purpose public trails in order to provide both connectivity between non-residential and residential uses and alternative mobility.

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6. The Rank II *Facility Plan for Arroyos* governs this site. The request furthers the design guidelines of the Plan by locating parking areas away from the existing multi-purpose trail along the Pino Arroyo, south of the site, and by linking the subject site to the multi-purpose trail (*Orientation Policy 3 and Multiple Use Policy 6*).
 7. Both the *Academy Acres North* and *Albuquerque Meadows* Neighborhood Associations were notified of this project. No comments were received from either association.
 8. There is no known opposition to this request.

RECOMMENDATION - 06EPC 00458, September 21, 2006

APPROVAL of 06EPC 00458, a site development plan for building permit for Lot 5, JJ Subdivision, zoned SU-1/C-1, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL - 06EPC 00458, September 21, 2006

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to an application for final DRB sign-off, the applicant shall meet with the staff planner to ensure that all conditions of approval are satisfactorily met.
3. Label Sheet SP.1 "Site Development Plan for Building Permit".
4. Provide additional architectural or storefront elements, vegetated trellising, and/or a reasonable emphasis on evergreen screening along the rear facades of both proposed buildings and the southern façade of Building "A."

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5. Provide details on sign illumination.
 6. Pedestrian crosswalks shall be clearly demarcated through such paving materials as colored concrete, brick or concrete pavers, or their equivalent.
 7. All on-site lighting shall be shielded.
 8. Parking along San Antonio Drive shall be screened in accordance with §14.16.3.1.E.4 of the Zoning Code.
 9. Landscaping:
 - a. Proposed Sycamore street trees shall be replaced with either Japanese Pagoda, Golden Raintree or Netleaf Hackberry trees.
 - b. The final landscape plan shall also include heavier emphasis upon native re-vegetation that will attain a minimum 75% ground coverage by living materials and rely less upon Santa Fe brown gravel ground coverage.
 - c. Walkways shall remain clear of vegetation. Some vegetation will need to be removed from the walkways connecting to the Pino Arroyo trail.
 10. The applicant shall adhere to the most current version of the *Interim Guidelines for Development within City-designated Landfill Buffer Zones*. A review and approval of the site plan, proposed construction, design drawings and a certification of construction will be required by the City's Environmental Health Department, Environmental Services Division.
 11. CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:
 - a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
 - b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).

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- c. Delete note on site plan that states, "future sidewalk by City of Albuquerque". Sidewalk is the developer's responsibility and will be constructed as required.
 - d. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
 - e. The developer will need to define and provide cross access from the proposed west site drive across lot four to lot five, as shown on the site plan. This is in addition, to the proposed north/south access easements that cross lots four and six linking San Antonio Drive with the existing 25' east/west cross access easement and cross lot drainage easement on the south side of the site.
 - f. Direct access to lot five from lot six via the existing east drive cut, as shown on the site plan, is not permitted. Delete 24' drive aisle on lot six, as shown on the site plan, and provide a five-foot keyway on lot five at property line (end of drive aisle). Access to lot five across lot six will be via the proposed north/south access easement that links San Antonio Drive with the existing 25' east/west cross access easement and cross lot drainage easement on the south side of the site.
 - g. Proposed site drive and existing drive cut to be 36' to 40' wide with 25' to 30' curb return radii.
 - h. North/south access easements across lot four and lot six to be paved/improved. Twenty-five foot east/west access easement, south side of property adjacent to site, to be paved/improved.
 - i. Construction of right turn deceleration lane at proposed west site drive required. Length to be determined per TIS and DPM.
 - j. Site plan shall comply and be designed per DPM Standards.
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Senior Planner***

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ADDITIONAL AGENCY COMMENTS

Submitted September 1, 2006

Transportation Development (City Engineer/Planning Department):

- All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- Delete note on site plan that states, "future sidewalk by City of Albuquerque". Sidewalk is the developer's responsibility and will be constructed as required.
- A Traffic Impact Study (TIS) has been submitted and reviewed by Transportation Staff.
- Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.
- The Traffic Impact Study is available for review by any interested party, in the office of the Traffic Engineer.
- It would be more desirable for the proposed north/south access easements and site drives to straddle a common property line (i.e. between lots four/five and lots five/six) and be aligned with the existing median openings in San Antonio Drive. However, this would require further subdividing and platting actions. Therefore, since this is not the case, the developer will need to define and provide cross access from the proposed west site drive across lot four to lot five, as shown on the site plan. This is in addition, to the proposed north/south access easements that cross lots four and six linking San Antonio Drive with the existing 25' east/west cross access easement and cross lot drainage easement on the south side of the site.
- Direct access to lot five from lot six via the existing east drive cut, as shown on the site plan, is not permitted. Delete 24' drive aisle on lot six, as shown on the site plan, and provide a five-foot keyway on lot five at property line (end of drive aisle). Access to lot five across lot six will be via the proposed north/south access easement that links San Antonio Drive with the existing 25' east/west cross access easement and cross lot drainage easement on the south side of the site.
- Proposed site drive and existing drive cut to be 36' to 40' wide with 25' to 30' curb return radii.
- North/south access easements across lot four and lot six to be paved/improved. Twenty-five foot east/west access easement, south side of property adjacent to site, to be paved/improved.
- Construction of right turn deceleration lane at proposed west site drive required. Length to be determined per TIS and DPM.
- Site plan shall comply and be designed per DPM Standards.

Hydrology Development (City Engineer/Planning Department):

- An approved conceptual grading and drainage plan is required for site plan sign-off by the City Engineer.
- Condition: Platting must be a concurrent DRB action.

Transportation Planning (Department of Municipal Development):

- Reviewed, and no comments regarding on-street bikeways, off-street trails or roadway system facilities.

Traffic Engineering Operations (Department of Municipal Development):

- No comments received.

Street Maintenance (Department of Municipal Development):

- No comments received.

Utility Development (Water Authority):

- No comments received.

Water Resources, Water Utilities and Wastewater Utilities (Water Authority):

- No comments received.

New Mexico Department of Transportation (NMDOT):

- No comments received.

RECOMMENDED CONDITIONS FROM CITY ENGINEER, MUNICIPAL DEVELOPMENT, WATER AUTHORITY and NMDOT:

Conditions of approval for the proposed Site Development Plan for Subdivision and Site Development Plan for Building Permit shall include:

- a. All the requirements of previous actions taken by the EPC and/or the DRB must be completed and /or provided for.
- b. The Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed site development plan for subdivision. Those improvements will include any additional right-of-way requirements, paving, curb and gutter, sidewalk and ADA accessible ramps that have not already been provided for. All public infrastructure constructed within public right-of-way or public easements shall be to City Standards. Those Standards will include but are not limited to sidewalks (std. dwg. 2430), driveways (std. dwg. 2425), private entrances (std. dwg. 2426) and wheel chair ramps (std. dwg. 2441).
- c. Delete note on site plan that states, "future sidewalk by City of Albuquerque". Sidewalk is the developer's responsibility and will be constructed as required.
- d. Per Transportation Development Staff, completion of the required system improvements that are attributable to the development, as identified in the TIS, is required.

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- e. The developer will need to define and provide cross access from the proposed west site drive across lot four to lot five, as shown on the site plan. This is in addition, to the proposed north/south access easements that cross lots four and six linking San Antonio Drive with the existing 25' east/west cross access easement and cross lot drainage easement on the south side of the site.
 - f. Direct access to lot five from lot six via the existing east drive cut, as shown on the site plan, is not permitted. Delete 24' drive aisle on lot six, as shown on the site plan, and provide a five-foot keyway on lot five at property line (end of drive aisle). Access to lot five across lot six will be via the proposed north/south access easement that links San Antonio Drive with the existing 25' east/west cross access easement and cross lot drainage easement on the south side of the site.
 - g. Proposed site drive and existing drive cut to be 36' to 40' wide with 25' to 30' curb return radii.
 - h. North/south access easements across lot four and lot six to be paved/improved. Twenty-five foot east/west access easement, south side of property adjacent to site, to be paved/improved.
 - i. Construction of right turn deceleration lane at proposed west site drive required. Length to be determined per TIS and DPM.
 - j. Site plan shall comply and be designed per DPM Standards.